

for her sole use and benefit, until default be made in the payment of the promissory notes aforesaid, or any of them, hereby specifically secured, or any payment of interest thereon when and as it becomes due and payable, or any proper costs or expense in and about the same, as hereinafter provided, or until default be made in any covenant or agreement of the said Maymie L. Wachter, her heirs or assigns, hereinafter agreed by her to be performed.

2. And upon the full payment of the said notes and interest and all monies advanced or expended as herein provided, and all other proper costs, charges, commissions and expenses hereinafter provided for, and upon the fulfillment of all the covenants and agreements of the said Maymie L. Wachter herein agreed to be performed, to release and reconvey the said described property and premises unto the said Maymie L. Wachter, or her assigns, at her or their cost and expense.

3. That upon default or failure being made in the payment of the notes aforesaid, secured hereby, at maturity, or in the payment of interest thereon at it falls due and payable, or in the performance or fulfillment of any covenant or agreement contained therein, or upon default being made in the payment, after demand therefor, or any money advanced or of any proper costs, charges, commissions or expense in and about the same, the said Trustee, his successors or assigns, or any Trustee acting in the execution of this trust, shall have power to sell the aforementioned property at the Court House door in Frederick, Frederick County, Maryland, at public auction, after having given at least three weeks' notice of the time, place, manner and terms of sale in a newspaper published in Frederick County at least once a week prior to the day of sale, and upon such terms and conditions as the Trustee, his successor or assigns, shall deem advantageous and proper, and to convey the same in fee simple, upon compliance with the terms of sale, to and